

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: EOT-19400 - APPLICANT: SCOTT ASHJIAN - OWNER:
W.I.T. BRO, INC.**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit (SUP-5554) shall expire on January 19th, 2009 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-5554) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Special Use Permit (SUP-5554) for a proposed Auto Detail Facility at 4485 North Rainbow Boulevard.

Progress is being made on the proposed project. The applicant has submitted a Major Modification (SDR-19122) to the original Site Development Plan Review (SDR-5553). This application will be heard at the 02/22/07 Planning Commission Meeting. This process has led to the applicants request for an extension of time. Approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/12/99	The City Council approved a request for Rezoning (Z-0029-99) the subject property from R-E (Residence Estates) to C-1 (Limited Commercial) subject to a Resolution of Intent with a one-year time limit. The Planning Commission and staff recommended approval.
12/18/02	The City Council approved a request for Rezoning (ZON-1112) the subject property from R-E (Residence Estates) to C-1 (Limited Commercial) to convert a single-family home into a professional office building. The Planning Commission and staff recommended approval on 11/21/02.
01/19/05	The City Council approved an application a request for a Special Use Permit (SUP-5554) for a proposed Auto Detail Facility and a Site Development Plan Review (SDR-5553) for a proposed 2,200 square-foot Auto Detail Facility and a Waiver of perimeter landscaping standards on the subject property. The Planning Commission and staff recommended approval.
02/22/07	The Planning Commission will consider a request for (SDR-19122) a Major Amendment to an Approved Site Development Plan Review (SDR-5553) for a proposed two-story, 4,364 square-foot Auto Detail Facility at 4485 North Rainbow Boulevard. Staff is recommending approval.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.22

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
North	Undeveloped	O (Office)	R-E (Residence Estates)
South	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family Residential	M (Medium Density Residential)	R-CL (Single Family Compact-Lot)
West	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (175-foot)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first extension of time request for the proposed project. The applicant is requesting the extension as there is currently an application in for a Major Amendment (SDR-19122) to the original Site Development Plan Review (SDR-5553) that was related to this special use permit request. With approval of SDR-19122, which is scheduled to go before the Planning Commission on 02/22/07, progress on this project will continue. Approval of this extension of time request is recommended.

Conditions of Approval from SUP-5554:

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review SDR-5553.
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City code requirements and design standards of all City departments must be satisfied.

FINDINGS

Approval of the original Special Use Permit (SUP-5554) was granted on 01/19/05. This request for an extension of time is deemed appropriate given the circumstances currently occurring on the subject property. Approval of this request is recommended.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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